112.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,144,800 / 1,144,800
					USE VALUE:	1,144,800 / 1,144,800
					ASSESSED:	1,144,800 / 1,144,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OROURKE DANIEL & ALYSSA
Owner 2:	
Owner 3:	
Street 1:	65 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHAPIRO JACOB -
Owner 2:	GORDENSKY ELENA -
Street 1:	65 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 19,140 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Wood Shingle Exterior and 2804 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	19140.000	518,400		626,400	1,144,800
Total Card	0.439	518,400		626,400	1,144,800
Total Parcel	0.439	518,400		626,400	1,144,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.30 | /Parcel: 408.3

Legal Description

User Acct 71237

GIS Ref

GIS Ref

Insp Date 09/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 112.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	518,400	0	19,140.	626,300	1,144,700	1,144,700	Year End Roll	12/18/2019
2019	101	FV	382,700	0	19,140.	617,400	1,000,100	1,000,100	Year End Roll	1/3/2019
2018	101	FV	382,700	0	19,140.	474,200	856,900	856,900	Year End Roll	12/20/2017
2017	101	FV	382,700	0	19,140.	447,400	830,100	830,100	Year End Roll	1/3/2017
2016	101	FV	382,700	0	19,140.	411,600	794,300	794,300	Year End	1/4/2016
2015	101	FV	374,000	0	19,140.	384,800	758,800	758,800	Year End Roll	12/11/2014
2014	101	FV	374,000	0	19,140.	354,300	728,300	728,300	Year End Roll	12/16/2013
2013	101	FV	374,000	0	19,140.	354,300	728,300	728,300		12/13/2012

!8694!

PRINT

Date	Time
12/10/20	23:14:28

LAST REV

Date	Time
09/27/18	14:34:49

apro

8694

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAPIRO JACOB,	1433 -61		4/25/2013		874,500	No	No		
STREMLAU THERES	1378-97		12/11/2009		710,000	No	No		
CICCARIELLO ANT	1358-30		8/11/2008	Change>Sale	370,000	No	No		
CICCARIELLO ANT	1298-1		3/28/2005	Family		No	No		
	534-176		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	71237
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/2012	1612	Manual	3,800	C				
2/16/2010	108	Redo Bas	24,645	C				GFBMT W/BATH
4/16/2009	248	Addition	115,200	C		G10	GR FY10	RENO FFL, ADD MODU
4/16/2009	247	Manual	25,000	C				MOVE & PLACE MODUL
1/9/2009	19	Inter-De	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
4/11/2013	Info Fm Prmt	MM	Mary M
6/3/2010	Info Fm Prmt	BR	B Rossignol
9/17/2009	MLS	BR	B Rossignol
6/30/2009	Info Fm Prmt	BR	B Rossignol
4/7/2009	Measured	372	PATRIOT
3/11/2000	Inspected	276	PATRIOT
2/7/2000	Measured	264	PATRIOT
9/1/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		19140		Sq. Ft.	Site		0	70.	0.47	6			Size	-10					626,351						626,400	

Total AC/HA: 0.43939 | Total SF/SM: 19140 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 626,351 | Spl Credit | Total: 626,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15143263
Const Adj.:	0.99989998
Adj $ / SQ:	143.915
Other Features:	142483
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	581192
Depreciation:	62769
Depreciated Total:	518423

COMMENTS

MODULAR SECOND FL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

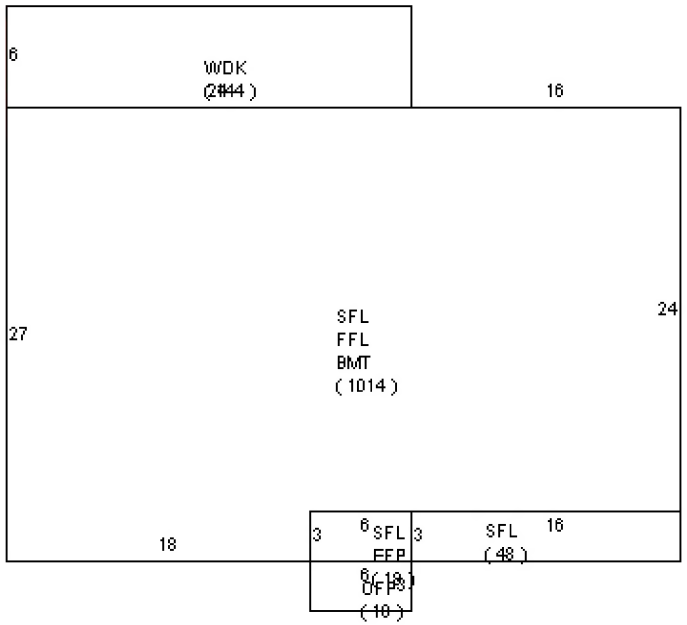
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.31
Special Features:	0	Val/Su Net:	157.66
Final Total:	518400	Val/Su SzAd	247.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,080	143.910	155,428
BMT	Basement	1,014	79.440	80,553
FFL	First Floor	1,014	143.910	145,929
WDK	Deck	144	12.940	1,864
EFP	Enclos Porch	18	72.590	1,307
OFP	Open Porch	18	44.000	792

Net Sketched Area:	3,288			Total:	385,873
Size Ad	2094	Gross Are	3288	FinArea	2804

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	